



SPECIAL MAGISTRATE LIEN REDUCTION AGENDA

DECEMBER 1, 2016

10:30 A.M.

**COMMISSION MEETING ROOM
CITY HALL**

100 N ANDREWS AVE

**H. MARK PURDY
PRESIDING**

CITY OF FORT LAUDERDALE
AGENDA
SPECIAL MAGISTRATE
CITY COMMISSION MEETING ROOM-CITY HALL
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LIEN REDUCTION HEARING

CASE NO: CE12050938
CASE ADDR: 1316 SW 19 ST
OWNER: LOOS, MATTHEW S
PRESENTER: STACEY GORDON

Total Lien Amount: \$174,440.00
Hard Costs: \$415.00
Appl Offer: \$763.00

VIOLATIONS: 28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

Mailed First Class
November 3, 2016

CASE NO: CE12110499
CASE ADDR: 4300 N OCEAN BLVD
OWNER: PLAZA EAST ASSOC INC
PRESENTER: STACEY GORDON

Total Lien Amount: \$15,200.00
Hard Costs: \$479.00
Appl Offer: \$0.00

VIOLATIONS: FBC(2010) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY
ESTABLISHED BY THE BROWARD BOARD OF RULES AND
APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM,
THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:

THE REQUIRED REPAIRS OR MODIFICATIONS AS INDICATED
IN THE BUILDING SAFETY INSPECTION REPORT(S) WHICH
WERE SUBMITTED TO THE CITY HAVE NOT BEEN
COMPLETED, AND/OR NEW BUILDING SAFETY INSPECTION
REPORT(S) INDICATING THAT NO REPAIRS ARE REQUIRED
HAVE NOT BEEN SUBMITTED WITHIN 180 DAYS FROM THE
DATE OF THE INITIAL REPORT.

Mailed First Class
November 3, 2016

CASE NO: CE13120791
CASE ADDR: 6721 NW 16 TER
OWNER: FLAVIU PROPERTIES LLC
PRESENTER: STACEY GORDON

Total Lien Amount: \$290,040.00
Hard Costs: \$166.00
Appl Offer: \$0.00

VIOLATIONS: FBC 109.16

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY
ESTABLISHED BY THE BROWARD BOARD OF RULES AND APPEALS FOR
THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS
NOT BEEN FULLY COMPLIED WITH:

THE REQUIRED 40 YEAR BUILDING SAFETY INSPECTION REPORTS
PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT
REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED
TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL
NOTICE SENT TO YOU.

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CASE NO: CE04031718
CASE ADDR: 1032 NW 1 AVE
OWNER: BIEN-AIME, CELIEN
PRESENTER: STACEY GORDON

Total Lien Amount: \$105,330.00 Hard Costs: \$764.00 Appl Offer: \$0.00
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VIOLATIONS: 47-20.20.H.
THE CONCRETE PARKING AREA HAS NO STRIPING AND THE
WHEELSTOPS ARE NOT ANCHORED.

47-21.8.A.
THE LAWN CONSISTS MOSTLY OF BARE SAND WITH SOME WEED
PATCHES.

9-278(g)
THERE ARE WINDOWS WITH BROKEN SCREENS AND MANY WITH NO
SCREEN COVERAGE.

9-279(f)
THERE IS A PLUMBING DRAIN LINE THAT DRAINS DIRECTLY INTO
THE YARD AND IS NOT CONNECTED TO THE SEWER SYSTEM.

9-280(g)
THE EXTERIOR LIGHT FIXTURES ARE BROKEN AND NOT MAINTAINED.

9-280(h) (1)
THE CHAIN LINK FENCE IS IN DISREPAIR.

9-281(b)
THERE IS TRASH, RUBBISH AND DEBRIS SCATTERED ALL OVER THIS
PROPERTY. THE LAWN HAS OVERGROWN WEEDS.

9-306
THE BUILDING PAINT IS DIRTY AND STAINED. THE GUTTERS ARE
IN DISREPAIR.

9-307(a)
THERE ARE NUMEROUS WINDOWS WITH BROKEN GLASS CAUSING THEM
TO NOT BE WEATHERPROOF AND WATERTIGHT.

9-308(b)
THERE ARE NUMEROUS STACKS OF CAR TIRES BEING STORED ON THE
ROOF OF THIS PROPERTY.

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CASE NO: CE00061742
CASE ADDR: 907 NW 12 TER
OWNER: HASAN, ABEER
PRESENTER: STACEY GORDON

Total Lien Amount: \$327,800.00
Hard Costs: \$350.00
Appl Offer: \$0.00

VIOLATIONS: 47-20.20.H.
PARKING FACILITIES ARE NOT BEING KEPT IN GOOD CONDITION.

9-278 (d)
OUTSIDE LIGHTING IS PROVIDED AS PER ORDINANCE.

9-280 (b)
FASCIA BOARDS ARE IN DISREPAIR.

9-280 (g)
AIR CONDITIONING UNITS ARE NOT PROPERLY INSTALLED AND,
THEREFORE, ARE NOT IN SAFE WORKING CONDITION.

9-280 (h) (1)
CHAINLINK FENCE IS IN DISREPAIR.

9-280 (h) (2)
CARPORT IS IN DISREPAIR.

9-281 (b)
THERE ARE MANY UNLICENSED, INOPERABLE VEHICLES LOCATED ON
THE PROPERTY. THERE IS ALSO TRASH AND DEBRIS ON THE
PROPERTY.

Mailed First Class
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CASE NO: CE01121513
CASE ADDR: 907 NW 12 TER
OWNER: HASAN, ABEER
PRESENTER: STACEY GORDON

Total Lien Amount: \$20,375.00
Hard Costs: \$580.00
Appl Offer: \$0.00

VIOLATIONS: 9-281 (b)
THERE IS RUBBISH, TRASH AND DEBRIS SCATTERED THROUGHOUT
THIS LOCATION AND THERE ARE UNLICENSED, INOPERABLE VEHICLES
AT THIS LOCATION.

9-280 (g)
OUTSIDE ELECTRICAL SOCKETS NOT BEING MAINTAINED AT THIS
LOCATION.

9-278 (g)
THERE ARE MISSING AND TORN SCREENS IN THE WINDOWS OF THIS
LOCATION.

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9-306

THERE IS CHIPPING AND PEELING PAINT AND THERE IS MILDEW ON THE WALLS OF THIS LOCATION.

9-280 (b)

THERE ARE DOORS AND WINDOWS WHICH ARE NOT WEATHER AND WATER TIGHT AND RODENT PROOF.

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47-20.20.H.

THE PARKING LOT IS NOT BEING MAINTAINED AT THIS LOCATION.

CASE NO: CE15041642
CASE ADDR: 1220 SW 31 ST
OWNER: RIPROCK HOMES INC
PRESENTER: STACEY GORDON

**Total Lien Amount: \$22,200.00
Hard Costs: \$626.00
Appl Offer: \$300.00**

VIOLATIONS: 18-12 (a)

THERE IS OVERGROWTH, RUBBISH, TRASH AND DEBRIS SCATTERED ALL AROUND THIS VACANT PROPERTY AND SWALE AREA, INCLUDING BUT NOT LIMITED TO YARD WASTE AND UNMAINTAINED BUSHES AND SHRUBS.

**Mailed First Class
November 3, 2016**

CASE NO: CE13100163
CASE ADDR: 2012 NW 12 AVE
OWNER: BAYVIEW LOAN SERVICING LLC
PRESENTER: STACEY GORDON

**Total Lien Amount: \$44,925.00
Hard Costs: \$1,592.00
Appl Offer: \$0.00**

VIOLATIONS: 18-4 (c)

THERE IS A DERELICT AND INOPERABLE PASSNGER VEHICLE ON THIS PROPERTY, PARKED/STORED BACKWARDS IN THE CARPORT. FRONT END IS ON BRICKS. THE CITY OF FORT LAUDERDALE CONSIDERS THIS TO BE A THREAT TO THE HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY.

9-280 (b)

THERE ARE BUILDING COMPONENTS ON THIS PROPERTY THAT ARE IN DISREPAIR OR NOT BEING MAINTAINED. THEY INCLUDE, BUT ARE NOT LIMITED TO WINDOWS COVERED WITH WOOD, THEY ARE NOT REASONABLY WEATHERPROOF AND WATERTIGHT, AND DO NOT MEET BUILDING REQUIREMENTS, FASCIA BOARDS, SOFFITS, ETC.

9-306

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EXTERIOR WALLS AND OTHER SURFACES ARE UNATTRACTIVE, DIRTY AND STAINED.

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CASE NO: CE14121430
CASE ADDR: 1717 N FTL BEACH BLVD
OWNER: UDIS, GARY A
PRESENTER: STACEY GORDON

Total Lien Amount: \$9,500.00
Hard Costs: \$258.00
Appl Offer: \$2,660.00

VIOLATIONS: FBC(2010) 105.11.2.1
THE FOLLOWING PERMITS WERE LEFT TO EXPIRE:
PLUMBING PERMIT #11091830
BUILDING PERMIT #11091826

FBC(2010) 110.9
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVER-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

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CASE NO: CE97090307
CASE ADDR: 1517 NW 5 ST
OWNER: GLASS, OLIVER C JR
PRESENTER: STACEY GORDON

Total Lien Amount: \$61,225.00
Hard Costs: \$396.00
Appl Offer: \$0.00

VIOLATIONS: 9-280(d)
THE ROOF AND FASCIA BOARDS ARE IN DISREPAIR AND NOT BEING
PROPERLY MAINTAINED.

9-280(g)
THE ELECTRICAL HOOK-UPS AND OUTLETS THROUGHOUT THE HOUSE
ARE NOT MAINTAINED IN A SAFE CONDITION.

9-281(b)
THE PROPERTY AND HEDGES HAVE BECOME OVERGROWN.

Mailed First Class
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CASE NO: CE14020830
CASE ADDR: 2789 DAVIE BLVD
OWNER: M R MCTIGUE PARTNERS LLC % EAST K
PRESENTER: STACEY GORDON

Total Lien Amount: \$39,200.00
Hard Costs: \$1,086.00
Appl Offer: \$500.00

VIOLATIONS: 47-19.4.D.8.
DUMPSTER ENCLOSURE IS NOT BEING MAINTAINED.THE
GATES ARE LEFT OPENED AND IN DISREPAIR.THERE IS
RUBBISH, TRASH AND DEBRIS OVERFLOWING ONTO THE
ENCLOSURE PAD AND PARKING AREA.THIS IS A RECURRING

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VIOLATION. PREVIOUS CASES INCLUDE THE
FOLLOWING: CE13111088 AND CE13101126. THIS CASE WILL
BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A
FINDING OF FACT WHETHER OR NOT THE VIOLATION
COMPLIED PRIOR TO THE HEARING DATE.

CASE NO: CE14090370
CASE ADDR: 747 NE 3 AVE
OWNER: SOVRAN ACQUISITION L P
PRESENTER: STACEY GORDON

Total Lien Amount: \$18,400.00
Hard Costs: \$249.00
Appl Offer: \$1,000.00

VIOLATIONS: FBC(2010) 105.11.2.1
THE FOLLOWING PERMITS WERE LEFT TO EXPIRE:
PLUMBING PERMIT # 13121370-closed
PLUMBING PERMIT # 98021429-closed 5/14/16
ELECTRICAL PERMIT # 98062552-closed
BUILDING PERMIT # 14020179
ELECTRICAL PERMIT # 14020180

FBC(2010) 110.9
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVER-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

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CASE NO: CE15050950
CASE ADDR: 2349 NW 19 ST
OWNER: SMITH, VICTOR T JACKSON, ANNIE W
PRESENTER: STACEY GORDON

Total Lien Amount: \$7,300.00
Hard Costs: \$985.00
Appl Offer: \$1,500.00

VIOLATIONS: 18-12(a)
THERE IS OVERGROWTH, TRASH, LITTER AND DEBRIS ON
THIS PROPERTY.

9-280(b)
THERE ARE BROKEN WINDOWS AND DOORS IN DISREPAIR, AND
INTERIOR WALLS THAT ARE IN DISREPAIR. THERE IS A HOLE IN
THE EXTERIOR WALL THAT APPEARS TO BE AN AC OPENING.

9-280(h) (1)
THE CHAIN LINK FENCE IS IN DISREPAIR.

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9-304(b)

THE GRAVEL DRIVEWAY HAS WEEDS GROWING THROUGH IT AND NEEDS

RESURFACING. THERE ARE VEHICLES PARKED ON THE GRASS.

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November 22, 2016**

9-308(a)

THE ROOF IS IN DISREPAIR, INCLUDING THE SOFFIT AND FASCIA.

CASE NO: CE08011610
CASE ADDR: 3644 SW 21 ST
OWNER: SSC REAL ESTATE LLC
PRESENTER: STACEY GORDON

**Total Lien Amount: \$3,172.50
Hard Costs: \$718.00
Appl Offer: \$0.00**

VIOLATIONS: 18-1.

THE POOL AT THIS LOCATION IS FILLED WITH GREEN,
STAGNANT WATER. IN ITS PRESENT CONDITION, THE
POOL IS UNSIGHTLY AND UNSANITARY AND MAY FURNISH A
BREEDING PLACE FOR MOSQUITOS THAT COULD ENDANGER
THE HEALTH, SAFETY AND WELFARE OF THE SURROUNDING
PROPERTIES.

9-280(f)

PLUMBING IS NOT BEING MAINTAINED, IN THAT THE POOL
PUMP IS NOT OPERATIONAL CAUSING THE WATER IN THE
POOL TO BECOME GREEN AND STAGNANT.

9-280(g)

THE ELECTRICAL IS NOT BEING MAINTAINED WHICH IS
CAUSING THE POOL PUMP TO BE NON-OPERATIONAL.

CASE NO: CE08011001
CASE ADDR: 3644 SW 21 ST
OWNER: SSC REAL ESTATE LLC
PRESENTER: STACEY GORDON

**Total Lien Amount: \$3,320.00
Hard Costs: \$626.00
Appl Offer: \$0.00**

VIOLATIONS: 18-1.

COMPLIED

18-27(a)

THERE IS OVERGROWTH, TRASH AND DEBRIS ON THE PROPERTY.

9-280(b)

THE INTERIOR CEILINGS ARE IN DISREPAIR IN THAT THERE ARE
AREAS THAT HAVE COMPLETELY FALLEN DOWN EXPOSING THE RAFTERS
AND INSULATION.

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9-280 (h) (1)

THE CHAIN-LINK FENCE IS IN DISREPAIR IN THAT THE VERTICAL AND HORIZONTAL SUPPORT POSTS ARE LEANING AND NOT PROPERLY ATTACHED. THE CHAIN-LINK IS NOT PROPERLY AFFIXED TO THE SUPPORT POSTS. THE WOOD FENCE IS IN DISREPAIR IN THAT THERE ARE SECTIONS MISSING; THERE ARE BROKEN/MISSING SLATS.

9-306

THERE ARE AREAS OF THE FASCIA BOARD THAT HAVE ROTTED WOOD AS WELL AS MISSING/PEELING PAINT. THERE ARE AREAS OF THE SOFFIT THAT ARE ROTTED AND HAVE PEELING PAINT. THERE ARE AREAS OF THE EXTERIOR WALLS THAT ARE STAINED/DIRTY AND HAVE MISSING/PEELING PAINT. THE FRONT ENTRANCE DOOR IS DIRTY AND IN NEED OF CLEANING/PAINTING.

9-308 (a)

THE ROOF ON THIS PROPERTY IS IN DISREPAIR IN THAT THERE ARE LARGE HOLES/OPENINGS LEADING TO THE INTERIOR.

CASE NO: CE09060886
CASE ADDR: 3644 SW 21 ST
OWNER: SSC REAL ESTATE LLC
PRESENTER: STACEY GORDON

Total Lien Amount: \$1,000.00
Hard Costs: \$976.00
Appl Offer: \$0.00

VIOLATIONS: 47-21.6 L.

ALL UNDEVELOPED PORTIONS OF A PARCEL OF LAND SHALL BE LEFT UNDISTURBED OR PLANTED WITH GROUND COVER OR LAWN SO AS TO LEAVE NO EXPOSED SOIL IN ORDER TO PREVENT DUST OR SOIL EROSION.

Mailed First Class
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